

4.0 ENVIRONMENTAL ANALYSIS

This section of the EIR addresses the existing conditions for each impact area, the significance threshold for determining significance of environmental impacts, identification of environmental impacts, significance of the impact, mitigation measures for those environmental impacts, which are deemed significant, and the conclusion after implementation of mitigation measures.

This EIR examines all of the environmental issue areas identified by the City from the preparation of an Initial Study for the proposed project (March 2007) and through comments received on the Notice of Preparation (NOP) and at the public scoping meeting. Each impact is discussed and analyzed in the sections that follow (Sections 4.1 through 4.11). Each environmental impact issue area is addressed according to the following format:

Existing Conditions: A discussion of the existing conditions, services, and physical environment of the project area as related to the environmental issue.

Significance Threshold: The amount or type of impact which contributes or potentially results in a substantial adverse change in the environment, based on the thresholds contained in the Environmental checklist contained in Appendix G of the CEQA Guidelines. Based on these criteria, project impacts can be classified as: significant and unavoidable; significant, but can be mitigated, avoided, or substantially lessened; or less than significant.

Impact Analysis: A discussion of the impacts of the proposed project in quantitative terms, based on the project description.

Significance of Impact: A discussion of the significance of the impact identified for the proposed project. Significance is determined by comparing the impact with the significance threshold.

Mitigation Measure: A discussion of the measures required or recommended by the City to avoid, mitigate, or substantially lessen any significant environmental impacts identified for the proposed project.

Conclusion: A discussion of the level of impact of the project following the implementation of any required mitigation measures.

4.0.1 Areas of Potential Environmental Impact

Based on the Initial Study, NOP, and scoping meeting, the following areas were identified as having a potential environment impact with the implementation of the proposed project:

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| 1. Land Use/Planning | 7. Cultural Resources |
| 2. Aesthetics/Visual Quality | 8. Hydrology/Water Quality |
| 3. Transportation/Circulation | 9. Hazardous Materials/Public Safety |
| 4. Air Quality | 10. Public Services |
| 5. Noise | 11. Utilities/Service Systems |
| 6. Biological Resources | 12. Geology/Soils |

Detailed discussions of impacts for each topic are found in the following sections. Other sections of this EIR include the cumulative environmental impacts caused by the project (Section 5.0); analysis of long-term effects, including growth inducing impacts, significant irreversible environmental changes resulting from project implementation, and unavoidable significant environmental impacts (Section 6.0); effects found not to be significant (Section 7.0); and, alternatives to the proposed project (Section 8.0).